



LAST CHANCE TO  
BUY BIG LAND CLOSE  
TO BALLARAT

# AVENUE HILL

## FINAL STAGE

# G&7

**The Very Best of Rural Lifestyle Living**

Large, Fully Serviced & Fenced Allotments  
Ranging From 2158m<sup>2</sup> to 2964m<sup>2</sup>.

**GULL & COMPANY**

20 Peel St North, Ballarat



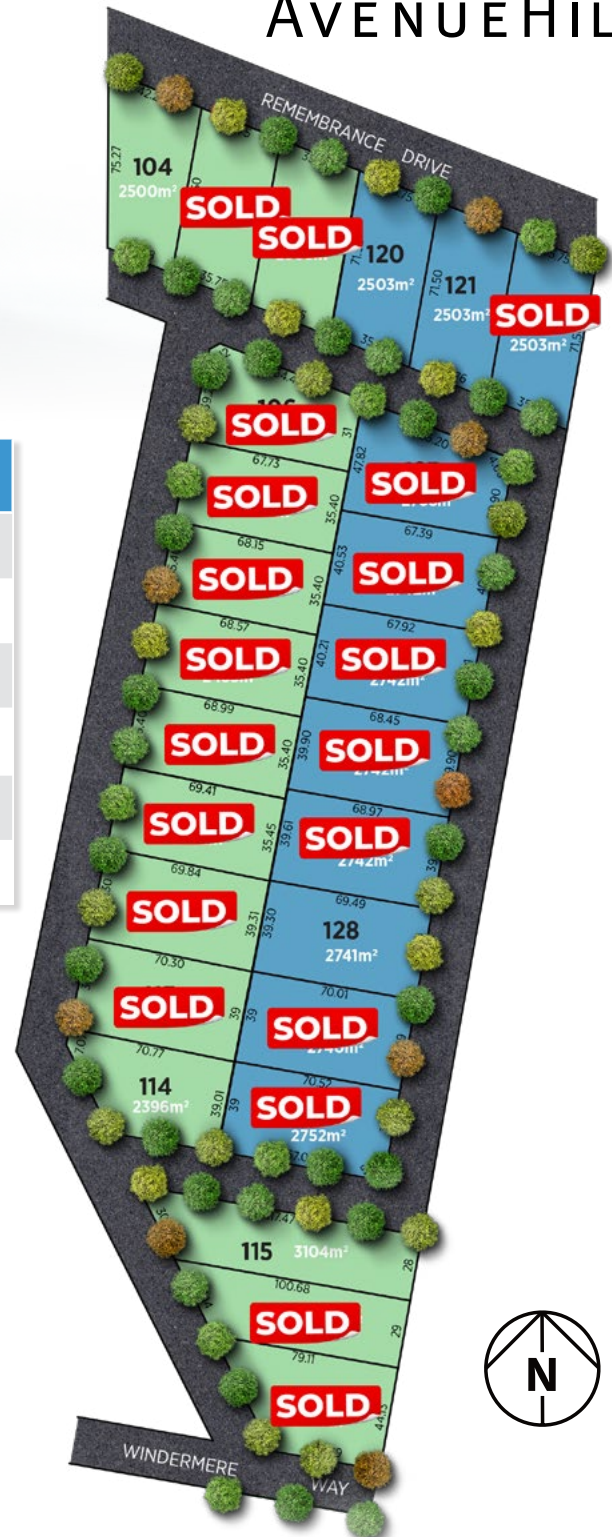
# 6&7



AVENUE HILL

\*prices subject to change without prior notice

Lot number	Size m <sup>2</sup>	Price*	Status
104	2500m <sup>2</sup>	\$615,000	For Sale
114	2396m <sup>2</sup>	\$585,000	For Sale
115	3104m <sup>2</sup>	\$699,000	For Sale
120	2503m <sup>2</sup>	\$615,000	For Sale
121	2503m <sup>2</sup>	\$615,000	For Sale
128	2741m <sup>2</sup>	\$660,000	For Sale



 **Kurt Mackiewicz**


 0419 503 706

 kurt@gullco.com.au

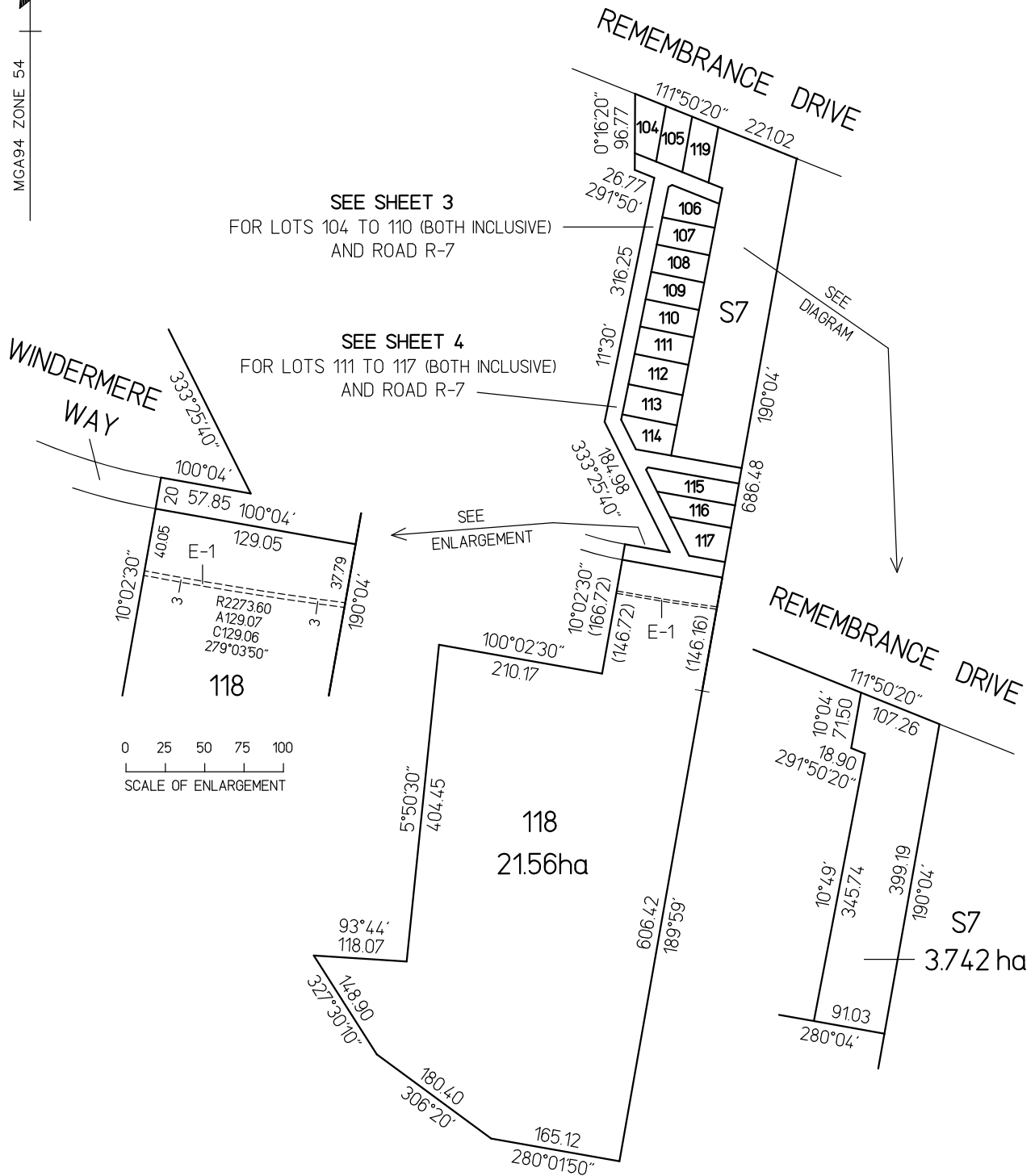
**GULL & COMPANY**

20 Peel St North, Ballarat

[avenuehillstate.com](http://avenuehillstate.com)

PLAN OF SUBDIVISION				EDITION		PS716600J/S6	
<b>LOCATION OF LAND</b> PARISH: WINDERMERE TOWNSHIP: — SECTION: 11 CROWN ALLOTMENTS: 3, 5 & 10 (PARTS) CROWN PORTION: — TITLE REFERENCE: VOL.12321 FOL.290 LAST PLAN REFERENCE: PS716600J, LOT S6 POSTAL ADDRESS: REMEMBRANCE DRIVE (at time of subdivision) CARDIGAN 3352 MGA CO-ORDINATES E 740 280 ZONE: 54 (of approx. centre of land in plan) N 5 843 740 GDA 2020				Council Name: BALLARAT CITY COUNCIL  <b>AVENUE HILL</b> <i>the township estate</i>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		REFER TO SHEET 5 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.			
ROAD R-7		BALLARAT CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION Does not apply.							
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PLP/2013/62 BALLARAT CITY COUNCIL This survey has been connected to permanent marks not(s) 16, 17, 18 & 25 In Proclaimed Survey Area no. —							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	GAS SUPPLY	3	INSTRUMENT H234078	GAS & FUEL CORPORATION OF VICTORIA			
E-1	GAS SUPPLY	3	PS716600J, STAGE 3	AUSNET SERVICES (GAS) PTY LTD			
E-5	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT			
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 2694		ORIGINAL SHEET SIZE : A3		SHEET 1 OF 5 SHEETS	
		RICHARD JOHN STEELE . VERSION 5		 AVENUE HILL <i>the township estate</i>			

MGA94 ZONE 54



STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
15000

50 0 50 100 150 200  
LENGTHS ARE IN METRES

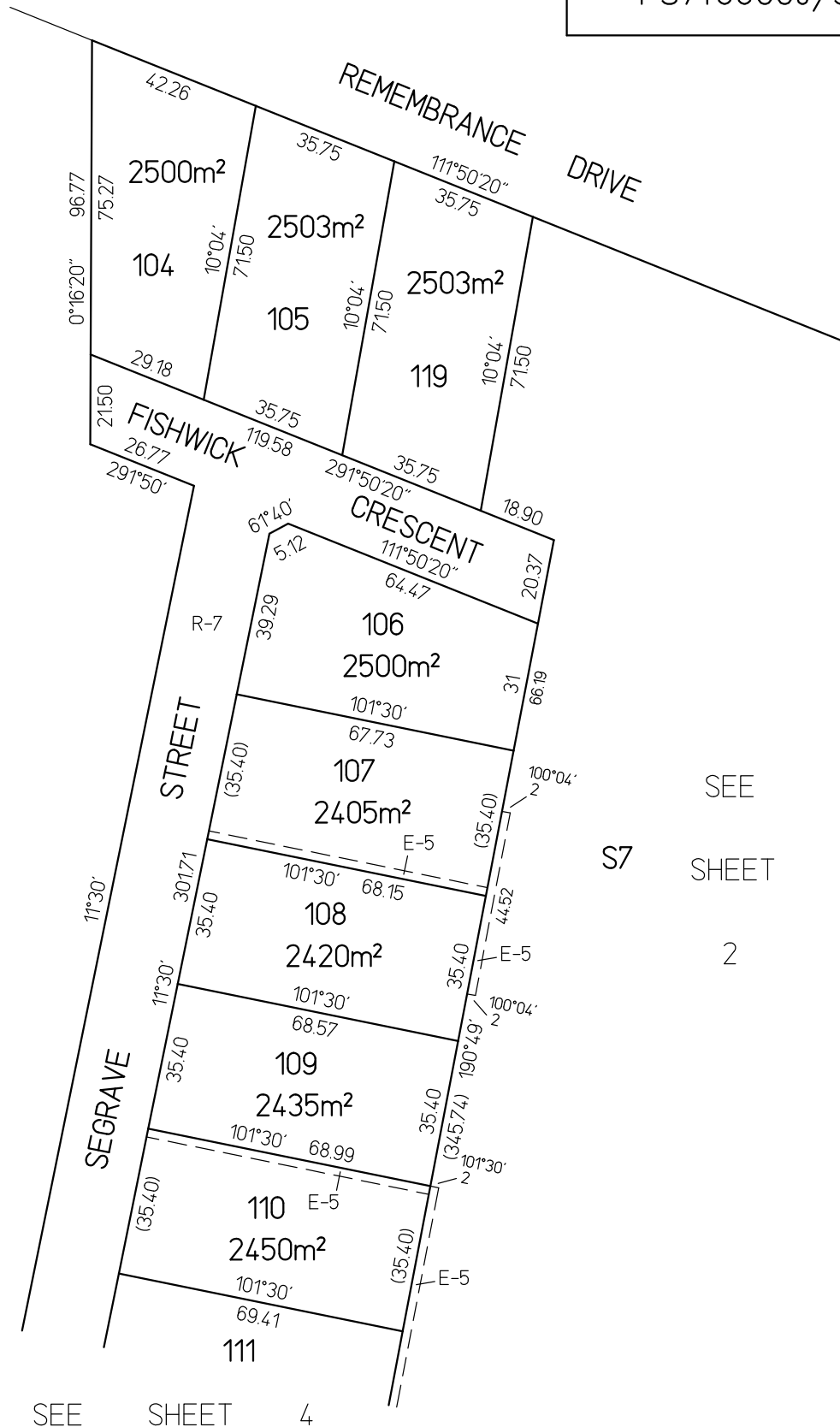
RICHARD JOHN STEELE . VERSION 5

ORIGINAL SHEET  
SIZE : A3

SHEET 2



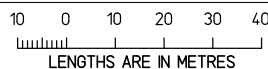
MGA94 ZONE 54



STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:1000



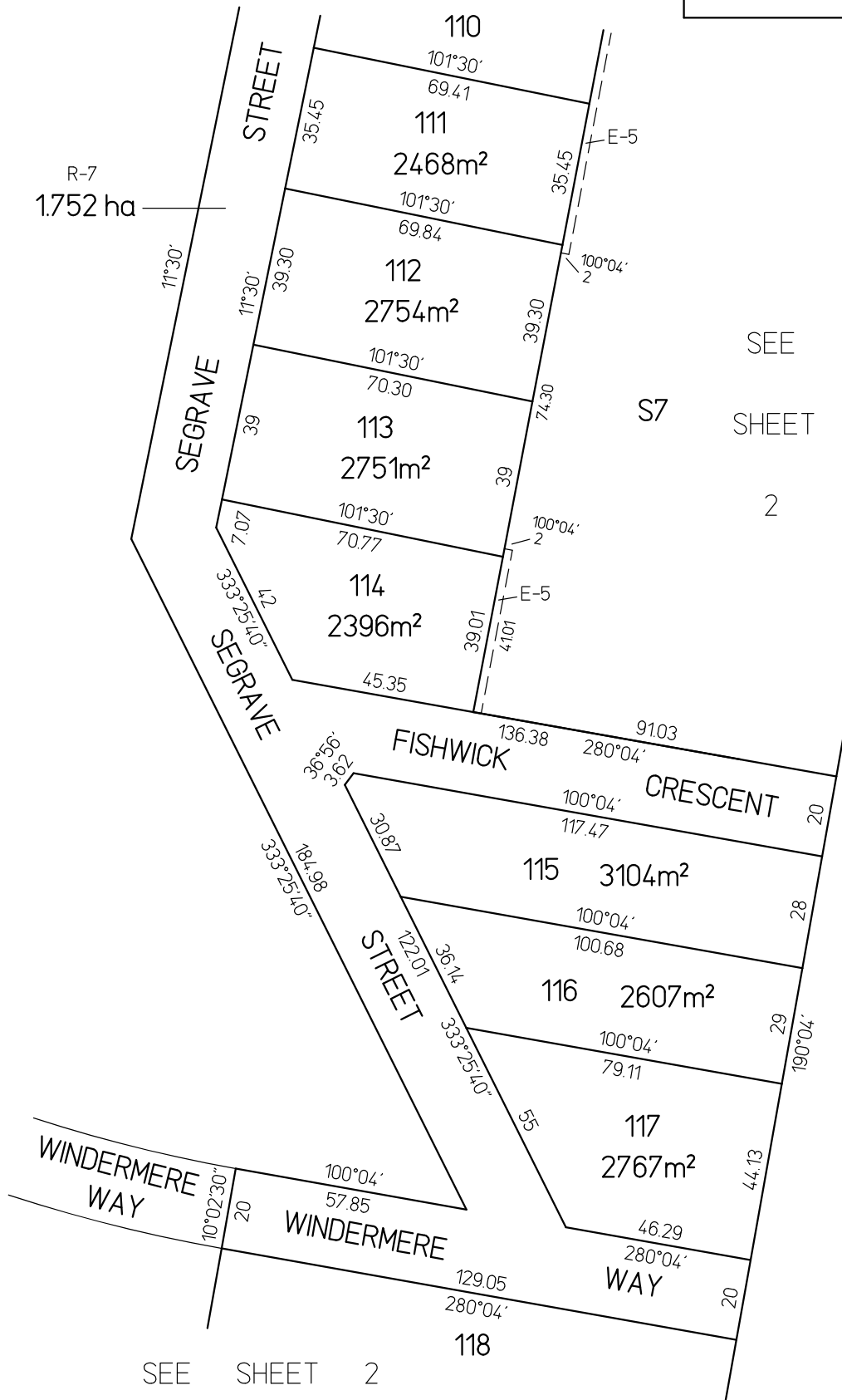
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SIZE : A3

SHEET 3

RICHARD JOHN STEELE , VERSION 5



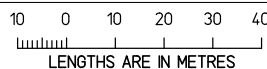
PS716600J/S6



MGA94 ZONE 54

STEELE SURVEYING PTY LTD  
Land Surveyors  
Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:1000



ORIGINAL SHEET  
SIZE : A3

SHEET 4

RICHARD JOHN STEELE , VERSION 5




## CREATION OF RESTRICTION No.15 - BUILDING ENVELOPES

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED : LOTS 104 TO 119 (BOTH INCLUSIVE) ON THIS PLAN

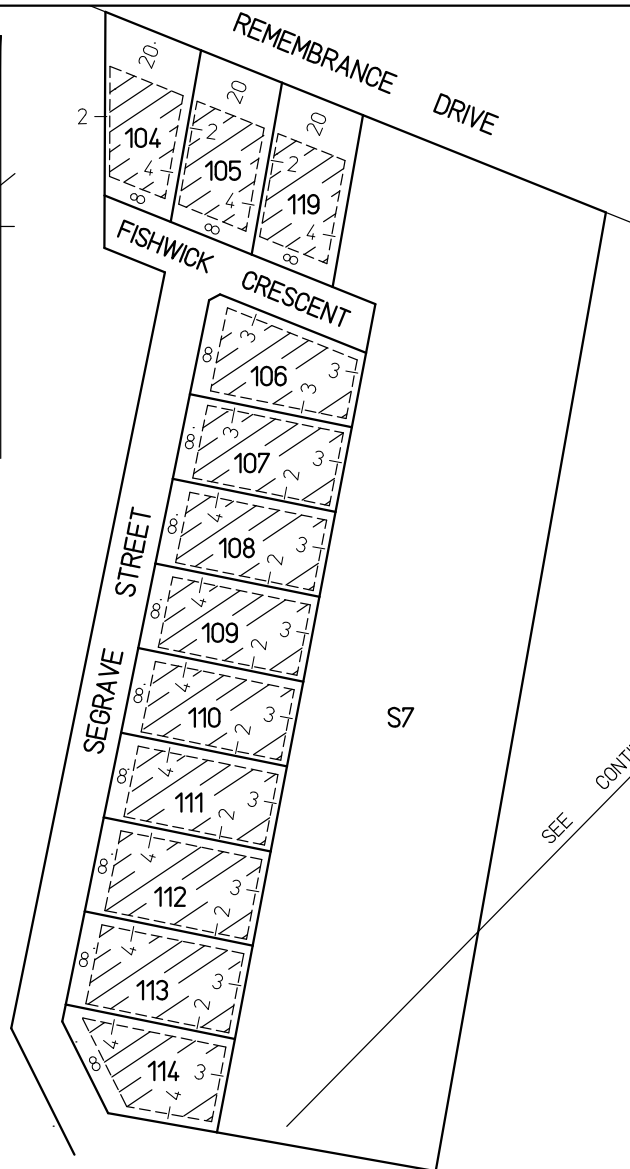
LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION : NO BUILDING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN HATCHED THUS 

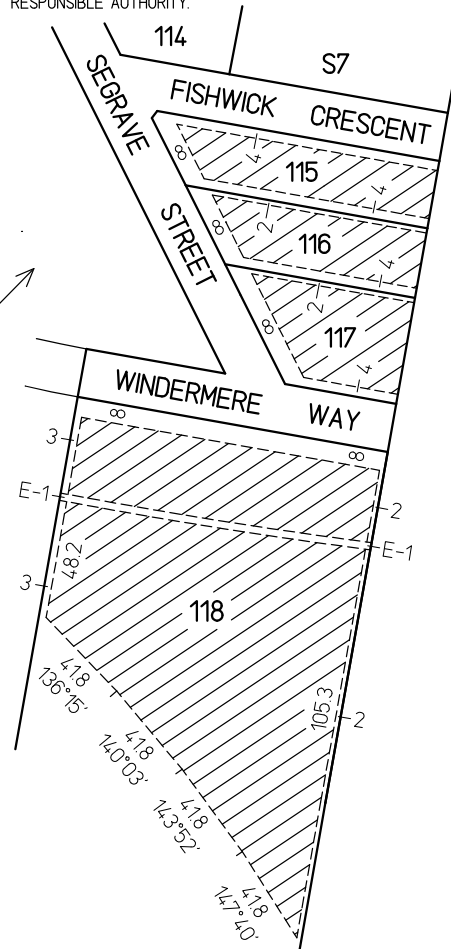
DEFINITIONS : "BUILDING" - ANY STRUCTURE EXCEPT A FENCE.

VARIATIONS : VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

MGA94 ZONE 54



SEE CONTINUATION



## CREATION OF RESTRICTION No.16 - DWELLING ORIENTATION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 104, 105 &amp; 119 ON THIS PLAN.

LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING REMEMBRANCE DRIVE

DEFINITION: "DWELLING" - A BUILDING USED AS A SELF-CONTAINED RESIDENCE WHICH MUST INCLUDE A KITCHEN SINK, FOOD PREPARATION FACILITIES, A BATH OR SHOWER AND A CLOSET PAN AND WASH BASIN.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

## CREATION OF RESTRICTION No.17

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

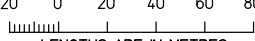
BURDENED LAND: LOTS 104 TO 119 (BOTH INCLUSIVE) ON THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND, UNLESS:

- IT HAS A RAINWATER TANK THAT IS 2000 LITRES OR LARGER INSTALLED, AND
- ADEQUATE ROOF AREA OF THE DWELLING DRAINS TO THE WATER TANK TO SATISFY THE RELEVANT WATER AUTHORITY GUIDELINES, AND
- RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.


STEELE SURVEYING PTY LTD  
Land Surveyors12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699SCALE  
1:2000

 20 0 20 40 60 80  
LENGTHS ARE IN METRES
ORIGINAL SHEET  
SIZE : A3

SHEET 5

RICHARD JOHN STEELE . VERSION 5

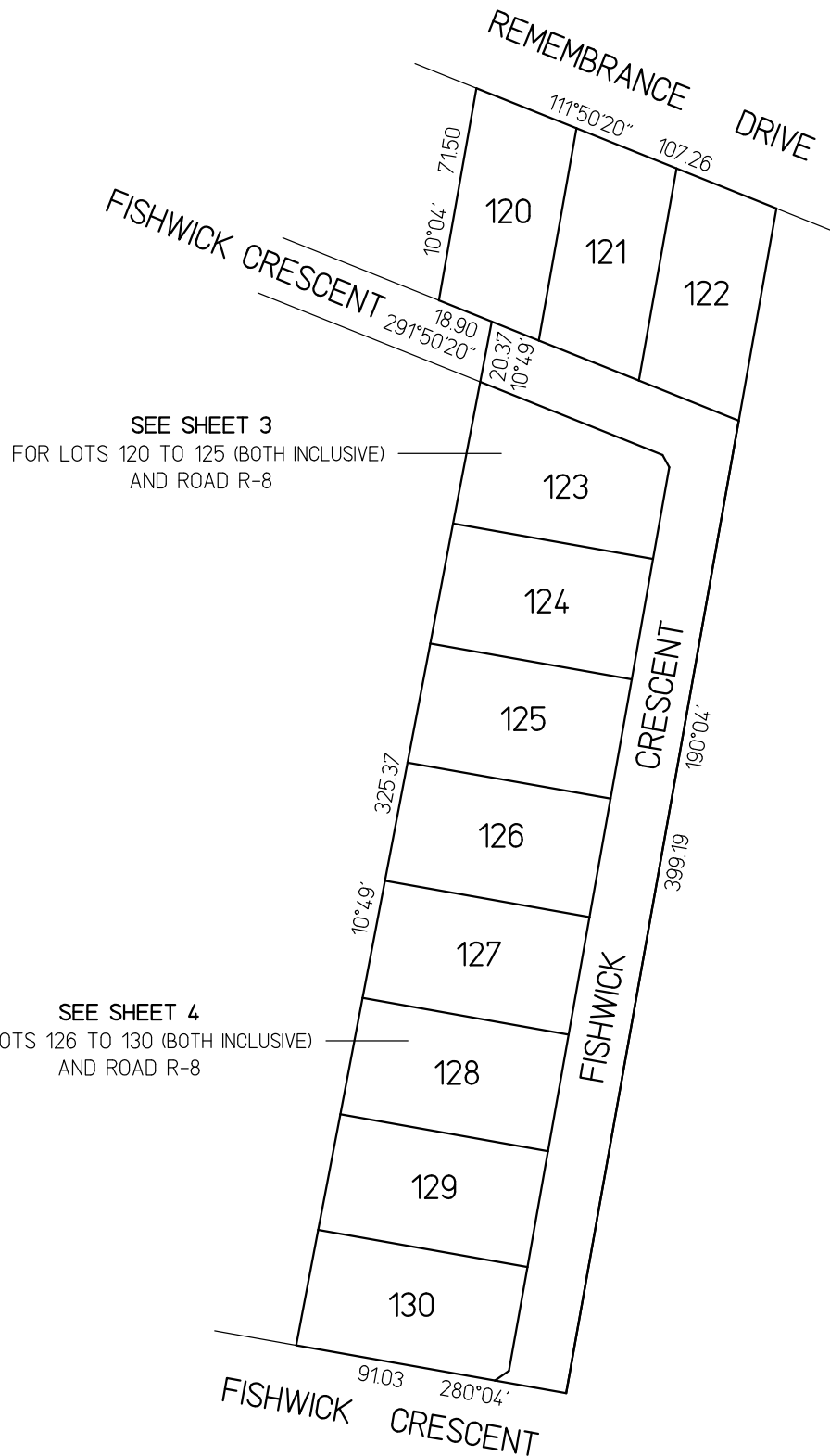




PLAN OF SUBDIVISION				EDITION		PS716600J/S7	
<b>LOCATION OF LAND</b>  PARISH: WINDERMERE TOWNSHIP: — SECTION: 11 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: —  TITLE REFERENCE:  LAST PLAN REFERENCE: PS716600J, LOT S7  POSTAL ADDRESS: REMEMBRANCE DRIVE (at time of subdivision) CARDIGAN 3352  MGA CO-ORDINATES E 740 280 ZONE: 54 (of approx. centre of land in plan) N 5 843 740 GDA 2020				Council Name: BALLARAT CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		REFER TO SHEET 5 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.			
ROAD R-8		BALLARAT CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION Does not apply.							
SURVEY: This plan is based on survey.  STAGING: This is a staged subdivision. Planning Permit No. PLP/2013/62 BALLARAT CITY COUNCIL This survey has been connected to permanent marks no(s) 16, 17, 18 & 25 In Proclaimed Survey Area no. —							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-5	DRAINAGE	2	PS716600J, STAGE 6	CITY OF BALLARAT			
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 2694		ORIGINAL SHEET SIZE : A3		SHEET 1 OF 5 SHEETS	
		RICHARD JOHN STEELE , VERSION 3		 AVENUE HILL <i>the knowledge estate</i>			



MGA94 ZONE 54



STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:1500

15 0 15 30 45 60  
LENGTHS ARE IN METRES

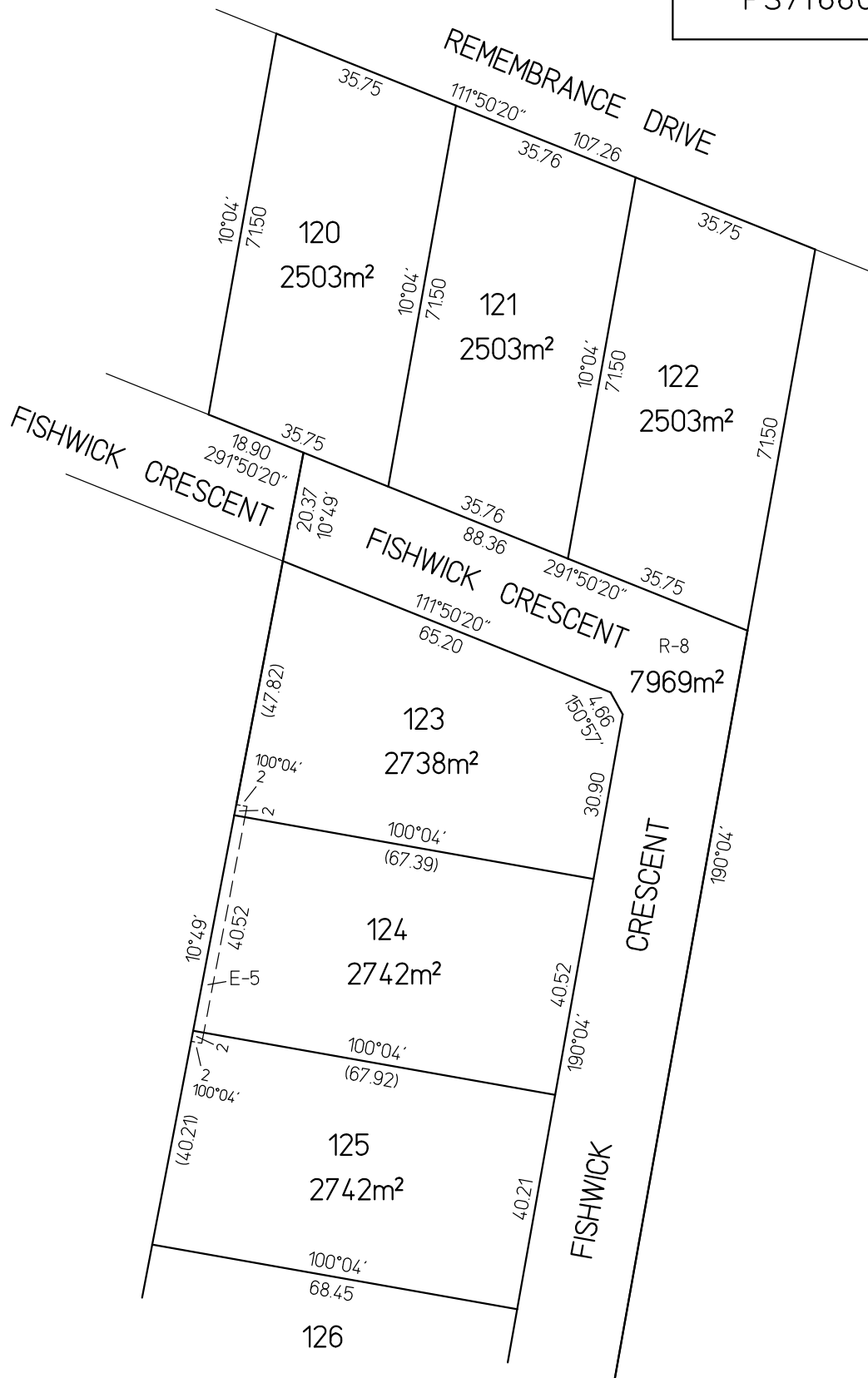
ORIGINAL SHEET  
SIZE : A3

SHEET 2

RICHARD JOHN STEELE . VERSION 3

  
AVENUE HILL  
*the knowledge estate*

MGA94 ZONE 54

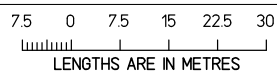


SEE SHEET 4

STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:750



RICHARD JOHN STEELE . VERSION 3

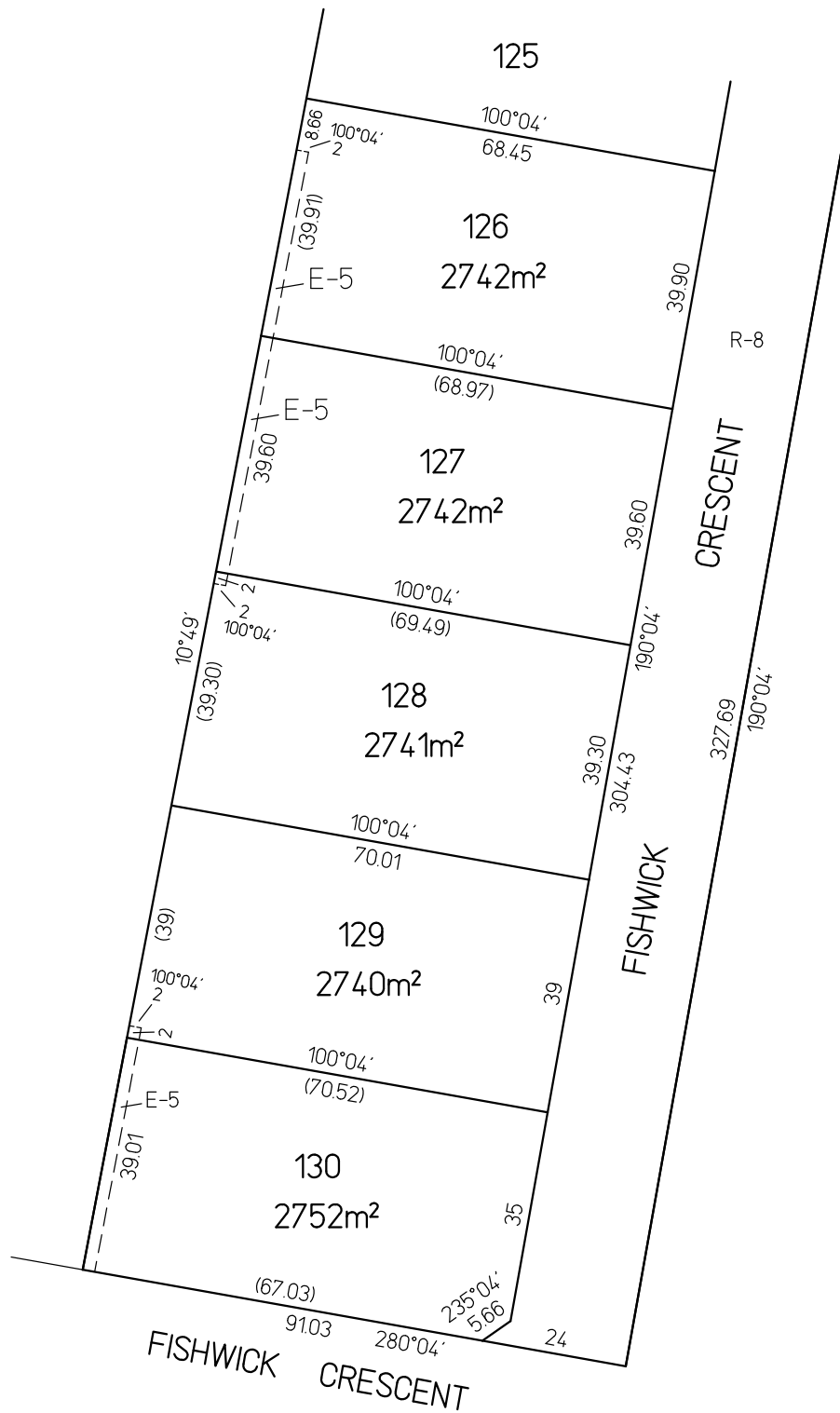
ORIGINAL SHEET  
SIZE : A3

SHEET 3



SEE SHEET 3

MGA94 ZONE 54



STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:750

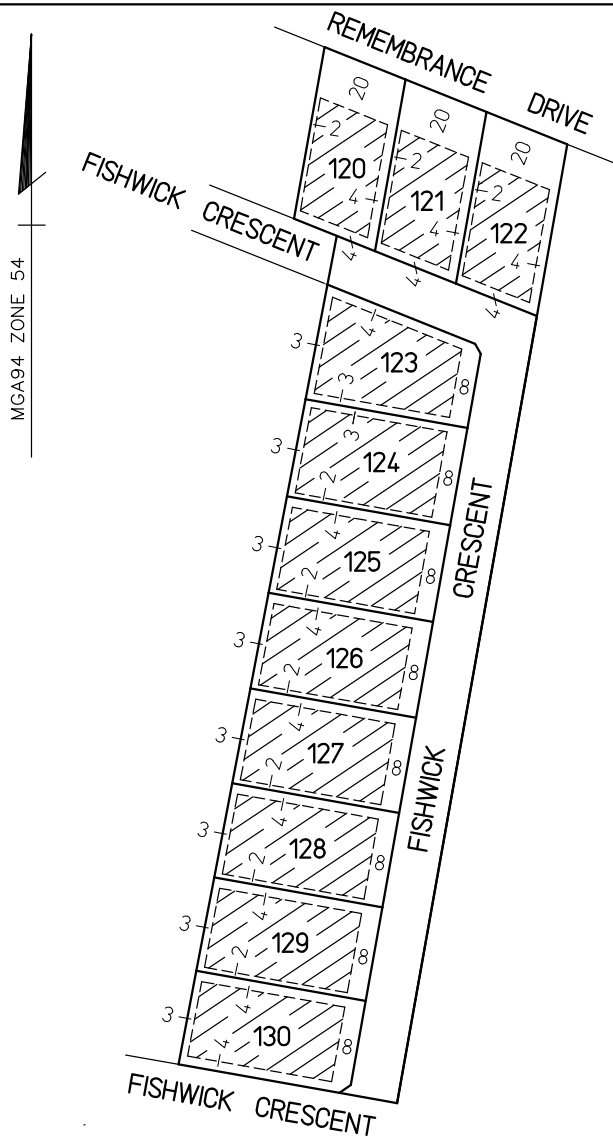
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 4

RICHARD JOHN STEELE . VERSION 3






#### CREATION OF RESTRICTION No.18 - BUILDING ENVELOPES

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED : LOTS 120 TO 130 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION : NO BUILDING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN HATCHED THUS 

DEFINITIONS : "BUILDING" - ANY STRUCTURE EXCEPT A FENCE.

VARIATIONS : VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

#### CREATION OF RESTRICTION No.19 - DWELLING ORIENTATION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 120, 121 & 122 ON THIS PLAN.

LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING REMEMBRANCE DRIVE

DEFINITIONS: "DWELLING" - A BUILDING USED AS A SELF-CONTAINED RESIDENCE WHICH MUST INCLUDE A KITCHEN SINK, FOOD PREPARATION FACILITIES, A BATH OR SHOWER AND A CLOSET PAN AND WASH BASIN.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

#### CREATION OF RESTRICTION No.20

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS 120 TO 130 (BOTH INCLUSIVE) ON THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND, UNLESS:


- IT HAS A RAINWATER TANK THAT IS 2000 LITRES OR LARGER INSTALLED, AND
- ADEQUATE ROOF AREA OF THE DWELLING DRAINS TO THE WATER TANK TO SATISFY THE RELEVANT WATER AUTHORITY GUIDELINES, AND
- RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:2000

20 0 20 40 60 80  
  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE : A3

SHEET 5

RICHARD JOHN STEELE . VERSION 3

  
AVENUE HILL  
*the knowledge estate*





# AVENUEHILL

**LARGE, FULLY SERVICED & FENCED ALLOTMENTS  
RANGING FROM 2158M<sup>2</sup> TO 2964M<sup>2</sup>.**

- All allotments require a sewerage pump—cost to the purchaser approximately \$10k.
- A 2K litre water tank is also required—cost to the purchaser approximately \$1,400.
- Due to council regulations, the purchaser will be responsible for the crossover.
- The hatched section represents the building envelope.
- Fenced to 3 sides — 2 sides on corner blocks (farm fencing).

*The Very Best of Rural Lifestyle Living*



 **Kurt Mackiewicz**

 0419 503 706

 [kurt@gullco.com.au](mailto:kurt@gullco.com.au)

**GULL & COMPANY**

20 Peel St North, Ballarat

[avenuehill.com.au](http://avenuehill.com.au)